

Sec. 14 Twp. 57 Rge. 38

**ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING**

205-188  
**RECEIVED**  
JUL 06 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY fu

LIST ALL FOLIO #S: 30-7814-000-0231 & 30-7814-000-0232

Date Received

- 1. NAME OF APPLICANT:** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a Disclosure of Interest' is required).

Three M Development, Inc. a Fla. Corporation

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 11905 SW 47 Street

City Miami State FL Zip 33175 Phone #: (305) 825-7080

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): same as above

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone #: \_\_\_\_\_

**4. CONTACT PERSON'S INFORMATION:**

Name: Javier L. Vazquez, Esq. Company: Law Offices of Javier L. Vazquez, P.A.

Mailing Address: 8061 NW 155<sup>th</sup> Street

City Miami Lakes State Florida Zip 33016

Phone #: 305-825-7080 Other 305-525-2510 Fax#: 305-825-6523 E-mail: javivaz@bellsouth.net

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

See attached Exhibit "A"

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

SW 190 Avenue and theoretical SW 315 Street

7. SIZE OF PROPERTY (in acres): (+) (-) 2.5 acres (divide total sq. ft. by 43, 560 to obtain acreage)

8. DATE property acquired ☒ leased ☐: March 1990  
(month & year)

9. LEASE term: N/A  
years

10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide complete legal description of said contiguous property.

N/A

11. IS THERE AN OPTION to purchase ☒ or lease ☐ the subject property or property contiguous thereto? ☒ yes ☐ no (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

See attached Disclosure of Interest

12. PRESENT ZONING CLASSIFICATION: AU

13. APPLICATION REQUESTS: (Check all that apply and describe nature of the request in space provided). (DBC's require special exception to permit site plan approval unless rezoning 3 acres or less to residential categories).

☒ District Boundary Changes (DBC) [Zone class requested]: RU-1

☐ Unusual Use:

☐ Use Variance:

☐ Alternative Site Development:

☐ Special Exception:

☐ Modification of previous resolution/plan:

☐ Modification of Declaration or Covenant:

14. HAS A PUBLIC HEARING BEEN HELD ON THIS PROPERTY WITHIN THE LAST YEAR & A HALF? ☐ yes ☒ no

If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

15. IS THIS HEARING A RESULT OF A VIOLATION NOTICE? ☐ yes ☒ no

If yes, give name to whom the violation notice was served:

and describe the violation:

16. DESCRIBE STRUCTURES ON THE PROPERTY?

17. IS THERE ANY EXISTING USE ON THE PROPERTY ☐ yes ☐ no. If yes, what use and when established?

Use: Year:

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: JV Investments at Three M, L.L.C.

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Antonio Jebian</u>	<u>33%</u>
<u>Julian Vazquez</u>	<u>33%</u>
<u>Javier L. Vazquez</u>	<u>33%</u>

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identity natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable) _____	Percentage of Interest _____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_

\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

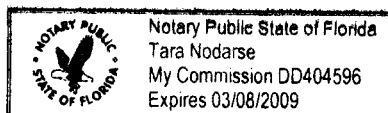
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_

(Applicant)

Sworn to and subscribed before me this 1 day of November, 2005 Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Notary Public  
 My commission expires: 8/09



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Three M Development, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Manuel A. Sanchez</u>	<u>50%</u>
<u>Maria Dolores Sanchez</u>	<u>50%</u>
<u>11905 SW 47 Street, Miami, FL 33175</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

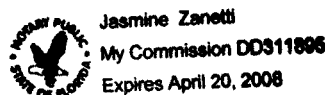
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)


Sworn to and subscribed before me this 1<sup>st</sup> day of July 2005. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

205-188  
**RECEIVED**  
JUL 06 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY 

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

That Manuel Sanchez has made, constituted and appointed, and by these presents do make, constitute and appoint Javier L. Vazquez, Esq., true and lawful attorney for him and in his name, place and stead;

**TO EXECUTE ANY AND ALL DOCUMENTATION WHICH MAY BE REQUIRED FOR THE SUBMITTAL OF PUBLIC WORKS DRY RUN APPLICATIONS, P&Z REZONING APPLICATIONS AND DERM EQCB APPLICATIONS FOR THE FOLLOWING DESCRIBED PROPERTY:**

**SEE ATTACHED EXHIBIT "A"**

giving and granting unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present with full power or substitution and revocation, hereby ratifying and confirming that Javier L. Vazquez, said attorney or substitute shall lawfully to or cause to be done by virtue hereof.

**IN WITNESS WHEREOF**, I have hereunto set me hand and seal the 27 day of June, 2005.

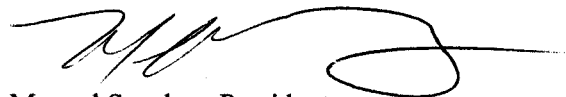
Signed, sealed and delivered in the presence of:

Three M Development, Inc.



Print Name:

Elizabeth Evans



Manuel Sanchez, President

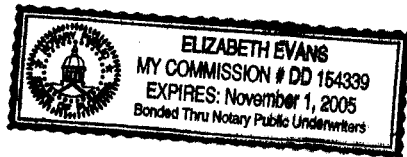
Print Name:


Christina Hetta

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 27 day of June, 2005, by

Manuel Sanchez. He is ~~personally known to me or~~ has produced  
\_\_\_\_\_ as identification and who did not take an oath and  
acknowledged that he executed same.



  
NOTARY PUBLIC  
My Commission Expires:

This instrument prepared by:  
Javier L. Vazquez, Esq.  
Javier L. Vazquez, P.A.  
8061 NW 155 Street  
Miami Lakes, Florida 33016



## EXHIBIT "A"

### LEGAL DESCRIPTION

The North  $\frac{1}{2}$ , of the West  $\frac{1}{2}$ , of the Southeast  $\frac{1}{4}$ , of the Northwest  $\frac{1}{4}$ , of the Northeast  $\frac{1}{4}$ , in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

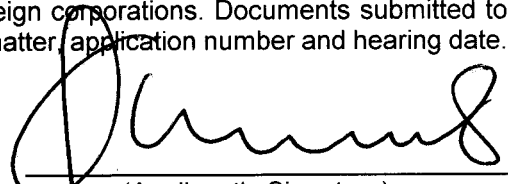
205-188  
**RECEIVED**  
JUL 06 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY     *fu*

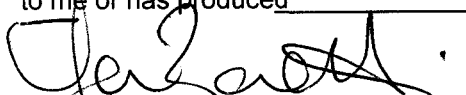
## RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique the zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), and/or the proffering of agreements to be recorded. I am also aware that I must comply with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In Miami-Dade County v. Omnipoint Holdings, Inc., Case No. 3D01-2347 (Fla. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Office is seeking further review. In the interim, the County Attorney's Office is working with the Planning and Zoning Department's professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
6. Any covenant to be proffered must be submitted to the Department's Legal Counsel, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Counsel can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date. Legal Counsel may be reached at (305) 375-3075.

  
(Applicant's Signature)  
JAVIER L. VARGUEZ P.O.A.  
(Print Name)

Sworn and subscribed before me this 1<sup>st</sup> day of July, 2005. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Public)  
My commission expires \_\_\_\_\_



Jasmine Zanetti  
My Commission DD311996  
Expires April 20, 2008

## APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I) (We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised

\*\*\*\*\*

### OWNER OR TENANT AFFIDAVIT

(I) (WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

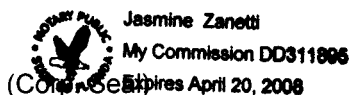
\*\*\*\*\*

### CORPORATION AFFIDAVIT

(I) (WE), Three M Development, Inc., being first duly sworn, depose and say that (I am) (we are) the ☐ President ☐ Vice President, and ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest:

Jasmine Zanetti  
Jasmine Zanetti



\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Office Held

Sworn to and subscribed to before me  
this 1<sup>st</sup> day of July, 2005

Notary Public: Jasmine Zanetti  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

### PARTNERSHIP AFFIDAVIT

(I) (WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are) the partners of the hereinafter named partnership, and as such, have been authorized to file this application for public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ %  
By \_\_\_\_\_ %

\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

### ATTORNEY AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION**

STATE OF Florida

Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Manuel A. Sanchez, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the President of Three M Development, Inc., a Florida corporation with the following address: 11905 S.W. 47 Street, Miami, Florida 33175.
2. The Corporation is the fee simple owner of the property which is the subject of the proposed hearing.
3. The Subject property is legally described as: see attached Exhibit "A"
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Clara Martinez  
Signature

CLARA MARTINEZ  
Print Name

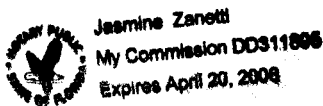
Jasmine Zanetti  
Signature

Jasmine Zanetti  
Print Name

Manuel A. Sanchez *Per A*  
Affiant's signature

Manuel A. Sanchez, Pres.  
Print Name

Sworn to and subscribed before me on the 1<sup>st</sup> day of July, 2005.  
Affiant is personally known to me or has produced as  
identification.



Jasmine Zanetti  
Notary  
(Stamp/Seal)

Commission Expires: